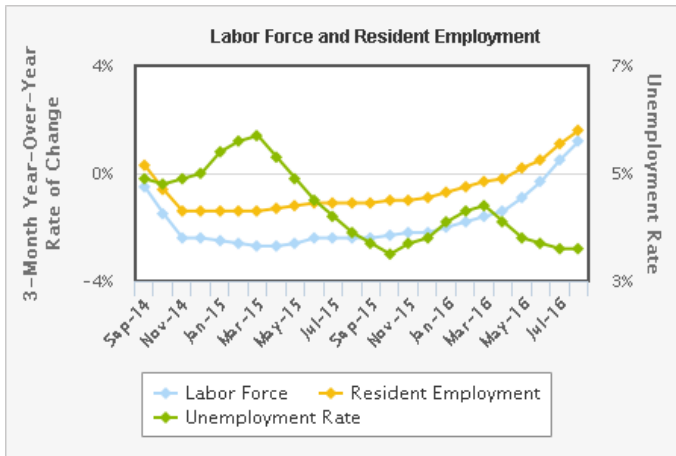
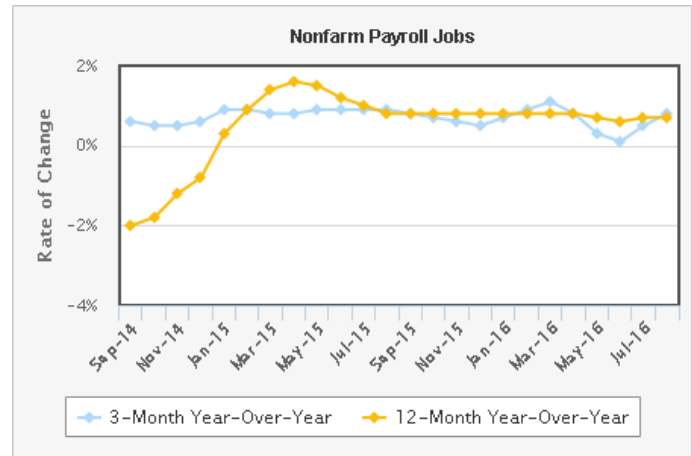


ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

	3-Month Average			3-Month Year-Over-Year Change			
	August 2014	August 2015	August 2016	August 2014 to August 2015	August 2015 to August 2016	August 2014 to August 2015	August 2015 to August 2016
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	710,770	693,966	702,581	-16,804	-2.4	8,615	1.2
Resident Employment	674,617	666,905	677,545	-7,712	-1.1	10,640	1.6
Unemployment Rate (%)	5.1	3.9	3.6	n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	621,033	626,367	631,633	5,334	0.9	5,266	0.8

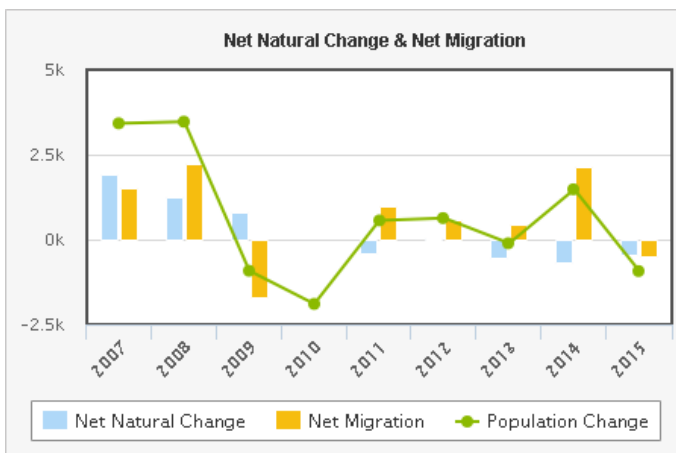
Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

Decennial Census					ACS & Population Estimates Program						
April 2000	April 2010	Average Annual Change 2000 to 2010			July 2013	July 2014	July 2015	2013 to 2014		2014 to 2015	
		Number	Percent					Number	Percent	Number	Percent
Population	1,274,923	1,328,361	5,344	0.4	1,328,778	1,330,256	1,329,328	1,478	0.1	-928	-0.1
Households	518,200	557,219	3,902	0.7	547,686	549,841	545,226	2,155	0.4	-4,615	-0.8

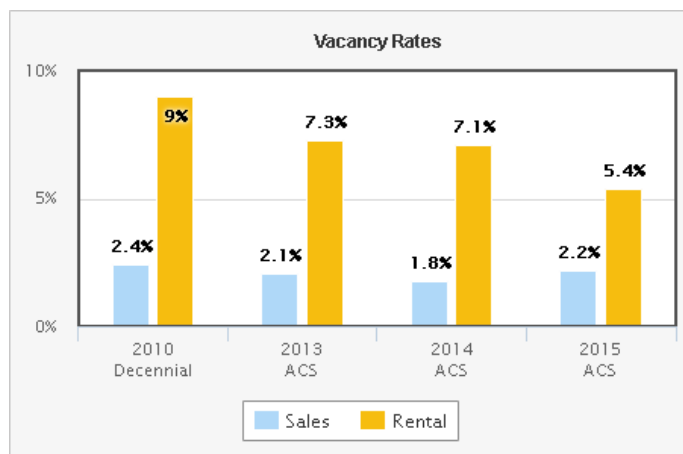
Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

2 - 2000 Census; 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

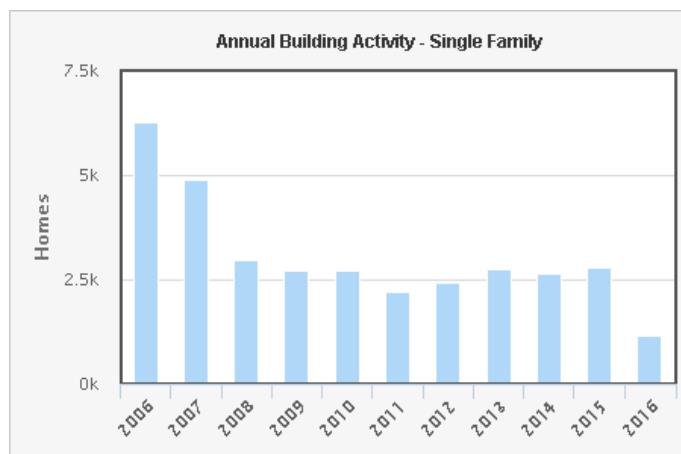


Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change



Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

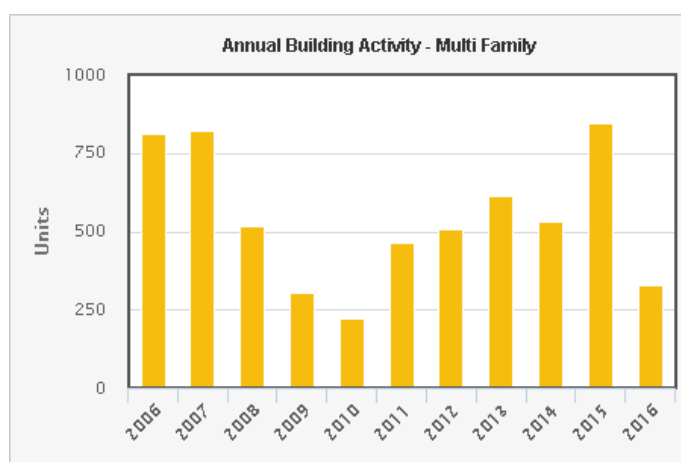


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through August 2016

Housing Inventory by Tenure				
	2010 Decennial	2013 ACS	2014 ACS	2015 ACS
Total Housing Units	721,830	723,140	727,693	729,392
Occupied	557,219	547,686	549,841	545,226
Owners	397,417	384,237	392,139	387,101
% Owners	71.3	70.2	71.3	71.0
Renters	159,802	163,449	157,702	158,125
% Renters	28.7	29.8	28.7	29.0
Total Vacant	164,611	175,454	177,852	184,166
Available for Sale	9,711	8,082	7,011	8,670
Available for Rent	15,738	12,851	12,140	9,011
Other Vacant	139,162	154,521	158,701	166,485

Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through August 2016